

**Taylor  
Wimpey**

CLOVER PLACE  
at Croft Gardens

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SPENCERS WOOD | BERKSHIRE





This photograph is taken from Croft Gardens and is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

## CLOVER PLACE AT CROFT GARDENS. A VERY SPECIAL PLACE TO BE

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A warm welcome to Clover Place at Croft Gardens.

Here you'll find a charming collection of beautifully designed, light-filled 2 bedroom apartments and 2, 3, 4 and 5 bedroom family homes in the sought-after village of Spencers Wood.

It's a special place to live, work and enjoy life.



## MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.




This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.



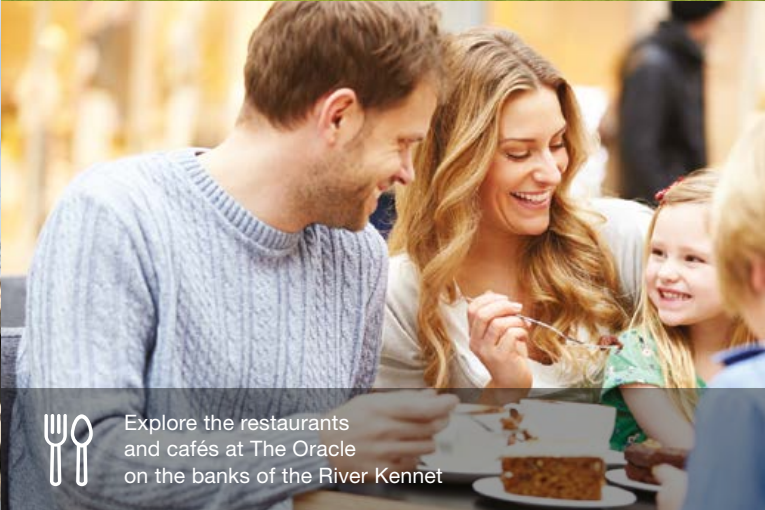
# LIVE AND LOVE VILLAGE LIFE

Clover Place at Croft Gardens provides modern village living in a growing community superbly placed to access Reading's world-renowned University and the town's major technology and telecommunications firms as well as the wider M4 corridor and the capital.


You will find a wide variety of restaurants including Michelin star dining in nearby Shinfield, or head to town for Reading's retail and leisure destination The Oracle with its cafés and diners and wine bars, as well as top stores from Apple to House of Fraser.



Maiwand Lion, Forbury Gardens, a public park in Reading



Explore the restaurants and cafés at The Oracle on the banks of the River Kennet



The town centre has over 80 stylish stores for you to peruse

# THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You can enjoy superb connections to other parts of the country too. To commute to work it's good to know Clover Place at Croft Gardens has fantastic road links made simple with the M4 and the A33 Bypass. Basingstoke is 14 miles away, Maidenhead 18 miles, and Slough 22 miles. Also there are fast trains running from Reading to London Paddington in the capital in just 30 minutes.



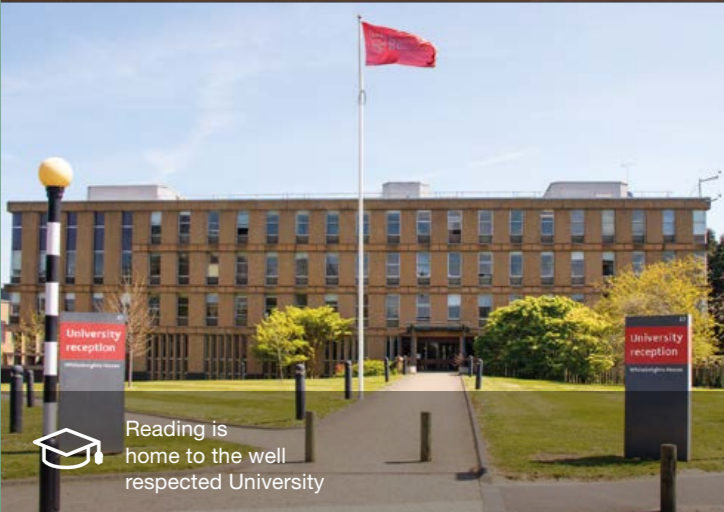
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps and nationalrail.co.uk.



Welcome to WELLINGTON COUNTRY PARK & CAMPSITE  
www.wellington-country-park.co.uk  
ADVENTURE PLAYGROUNDS - TOOBLES PLAY AREA  
MINIATURE RAILWAY - ENCHANTED FOREST  
SLIDES - SANDPITS - CRAZY GOLF  
NATURE TRAILS AND MAZE - ANIMAL FARM  
CAFÉ AND GIFT SHOP IS OPEN TO THE PUBLIC  
Enjoy a walk with the family through Wellington Country Park



Watch Reading Football Club play at the Madejski Stadium



Reading is home to the well respected University





## WHY BUY NEW?

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No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU SELL



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



### EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.



Get to know  
**CLOVER PLACE**  
 AT CROFT GARDENS





**SPENCERS WOOD | BERKSHIRE**

Clover Place at Croft Gardens is an exciting collection of beautifully designed, light-filled 2 bedroom apartments and 1, 3, 4 & 5 bedroom homes in a superb setting.




**5 BEDROOM HOMES**

-  **The Garrton**  
5 bedroom townhouse  
Plots: 457, 472, 487, 501 & 510


**4 BEDROOM HOMES**

-  **The Langdale**  
4 bedroom home  
Plots: 458, 473, 477, 495, 500 & 505
-  **The Shelford**  
4 bedroom home  
Plots: 466, 467, 471, 474 & 482
-  **The Kentdale**  
4 bedroom home  
Plots: 452, 454, 464, 470, 494 & 502
-  **The Midford**  
4 bedroom home  
Plots: 453, 455, 456 & 513

**3 BEDROOM HOMES**










-  **The Crofton G**  
3 bedroom townhouse  
Plots: 468, 469, 475, 476, 488, 489, 490, 491, 492, 493, 506, 507, 508, 509, 511 & 512
-  **The Easedale**  
3 bedroom home  
Plots: 459, 463, 479 & 483
-  **The Cranford**  
3 bedroom home  
Plots: 460, 461, 462, 465, 478, 480, 481, 484, 485, 486, 496, 497, 498, 499, 503 & 504

**1 BEDROOM HOMES**

-  **The Pebble**  
1 bedroom coach house  
Plot: 529

**APARTMENTS**

-  **Amber House**  
2 bedroom apartments  
Plots: 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541 & 542
-  **Beech House**  
2 bedroom apartments  
Plots: 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527 & 528

-  = Bin store
-  = Cycle storage area
-  = Drive through/Car port access
-  = Garage access
-  \*ah/r = Rented homes
-  \*ah/so = Shared Ownership
-  = Substation
-  Swale = Sustainable urban drainage system
-  V = Visitor parking space



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 45033 / February 2021.



Taylor Wimpey

# THE PEBBLE

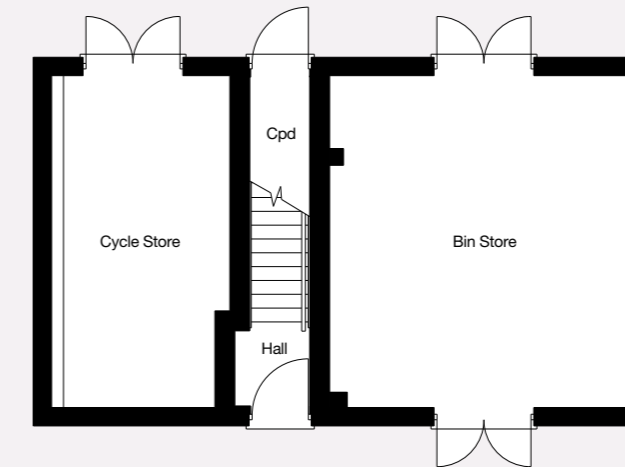
1 BEDROOM HOME

# THE PEBBLE

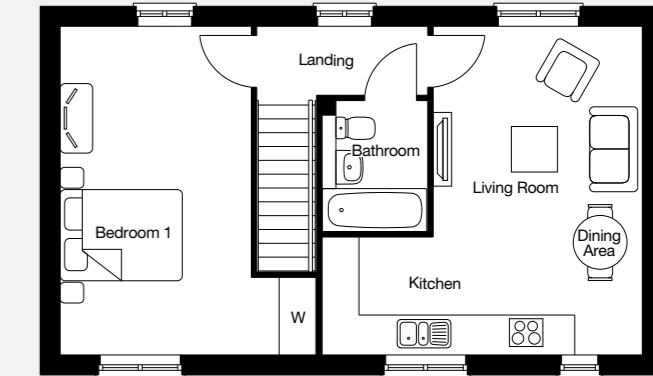
This 1 bedroom home features an open-plan kitchen/living/dining area, perfect for relaxing with friends or family. There is good sized bedroom with a built-in wardrobe and a family bathroom.

TOTAL 52.31 sq. m. / 563.06 sq. ft.

## GROUND FLOOR



## FIRST FLOOR



Kitchen/Living/Dining Area	5.35m* x 5.21m*	17'7** x 17'1**
Bedroom 1	5.35m x 4.16m*	17'7" x 13'8**

**Key**  
Cpd – Cupboard  
W – Indicative Wardrobe Position

Plot: 529

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. \*Maximum dimensions. 45033/June 2021.

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# THE EASEDALE

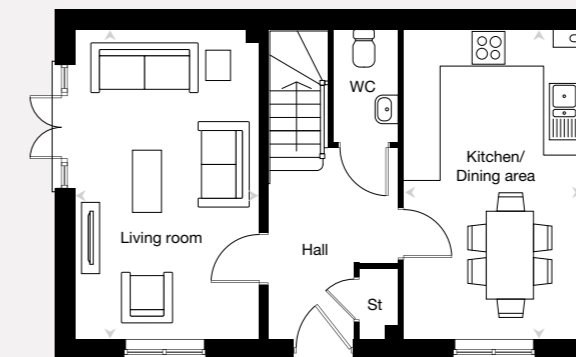
3 BEDROOM HOME

# THE EASEDALE

A 3 bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a kitchen/dining area and a light and airy living room with double doors to the garden. Upstairs, the landing leads to bedroom 1 with en suite shower room, a further double bedroom, a main bathroom and a bedroom which could alternatively be used as a study or nursery.

TOTAL 85.2 sq. m. / 917 sq. ft.

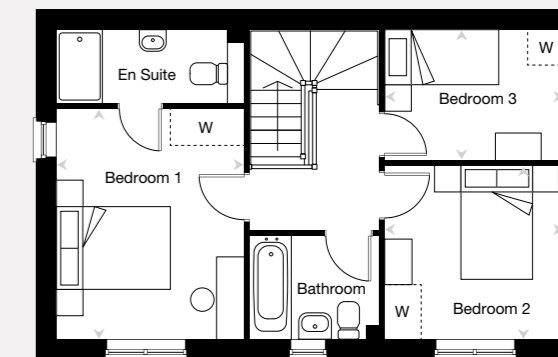
## GROUND FLOOR



**Kitchen/Dining Area**  
5.10m x 2.95m    16'9" x 9'8"

**Living Room**  
5.10m x 3.02m    16'9" x 9'11"

## FIRST FLOOR



**Bedroom 1**  
3.78m x 3.08m    12'5" x 10'1"

**Bedroom 2**  
2.95m x 2.86m    9'8" x 9'5"

**Bedroom 3**  
2.95m x 2.15m    9'8" x 7'1"

**Key**  
St – Storage  
W – Indicative Wardrobe Position  
WC – Cloakroom

**Plots:** 459, 463\*, 479\* & 483

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Taylor Wimpey

# THE CRANFORD

3 BEDROOM HOME



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# THE CRANFORD

A 3 bedroom home featuring a kitchen/dining area that opens through double doors to the rear garden, perfect for entertaining family and friends. A living room, a guest cloakroom and a store cupboard complete the ground floor layout. While the first floor comprises bedroom 1 with en suite, a main bathroom, a further double bedroom and a bedroom which could provide a dedicated work space or play room.

TOTAL 85.58 sq. m. / 921.17 sq. ft.

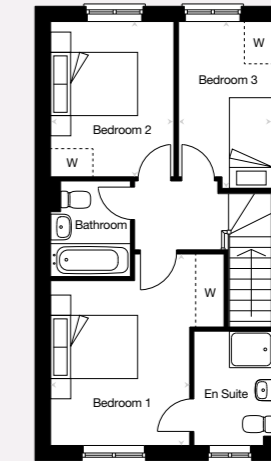
### GROUND FLOOR



**Kitchen/Dining Area**  
4.72m x 2.87m      15'6" x 9'5"

**Living Room**  
4.89m x 3.69m      16'1" x 12'1"

### FIRST FLOOR



**Bedroom 1**  
3.51m x 2.96m      11'6" x 9'9"

**Bedroom 2**  
3.30m x 2.62m      10'10" x 8'7"

**Bedroom 3**  
3.55m x 2.00m      11'8" x 6'7"

**Key**  
St – Storage  
W – Indicative Wardrobe Position  
WC – Cloakroom

**Plots:** 460\*, 461, 462\*, 465\*, 480, 481, 484\*, 485\*, 486, 496, 497\*, 498, 499\*, 503\* & 504\*

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# THE CROFTON G

3 BEDROOM HOME



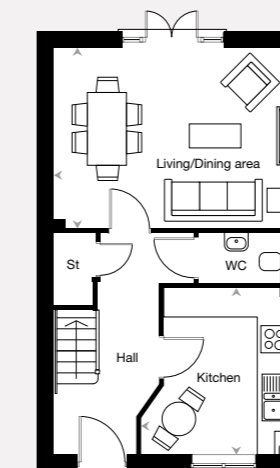
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# THE CROFTON G

The Crofton G is a versatile 3 bedroom townhouse. The ground floor features a living/dining area with double doors to the rear garden and a contemporary fitted kitchen. A double bedroom, a further bedroom and a family bathroom are located off the first floor landing, while another staircase leads to the second floor which is home to bedroom 1 with en suite shower room.

TOTAL 105.1 sq. m. / 1,132 sq. ft.

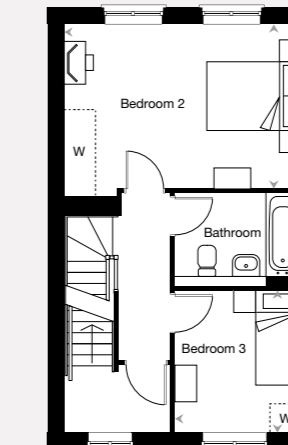
### GROUND FLOOR



**Kitchen**  
3.44m x 3.04m    11'3" x 10'0"

**Living/Dining area**  
4.78m x 3.71m    15'8" x 12'2"

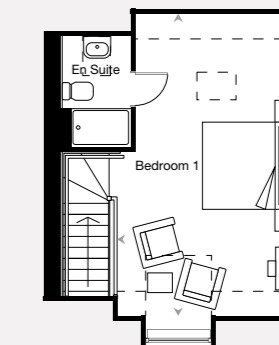
### FIRST FLOOR



**Bedroom 2**  
4.78m x 3.38m    15'8" x 11'1"

**Bedroom 3**  
2.91m x 2.56m    9'6" x 8'5"

### SECOND FLOOR



**Bedroom 1**  
6.20m x 3.67m    20'4" x 12'0"

**Key**  
St – Storage  
[ ] – Roof light  
WC – Cloakroom  
W – Indicative Wardrobe Position  
--- – Restricted headroom

**Plots:** 468, 469\*, 475, 476\*, 488, 489\*, 490, 491\*, 492, 493\*, 506, 507\*, 508, 509\*, 511 & 512\*

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**Taylor Wimpey**



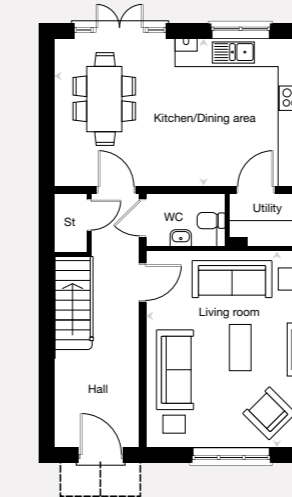
Taylor Wimpey  
**THE MIDFORD**  
 4 BEDROOM HOME

# THE MIDFORD

A 4 bedroom home ideal for those looking for a practical living space. The kitchen/dining area has double doors to the rear garden, the ideal space for al fresco dining. A utility room provides a useful space for laundry and a separate living room gives you the perfect place to retreat. Upstairs you will find bedroom 1 with en suite, two further double bedrooms, a main bathroom and an additional bedroom.

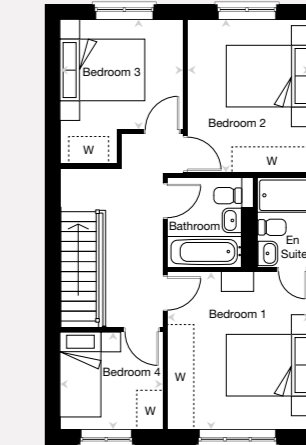
**TOTAL 107.2 sq. m. / 1,153 sq. ft.**

### GROUND FLOOR



<b>Kitchen/Dining Area</b>	5.71m x 3.38m	18'9" x 11'1"
<b>Living Room</b>	4.49m x 3.62m	14'9" x 11'11"

### FIRST FLOOR



<b>Bedroom 1</b>	3.61m x 3.27m	11'10" x 10'9"
<b>Bedroom 2</b>	3.51m x 2.81m	11'6" x 9'3"
<b>Bedroom 3</b>	2.81m x 2.52m	9'3" x 8'3"
<b>Bedroom 4</b>	2.35m x 2.23m	7'9" x 7'4"

**Key**  
 St – Storage  
 W – Indicative Wardrobe Position  
 WC – Cloakroom

**Plots:** 453, 455\*, 456 & 513

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Taylor Wimpey

# THE KENTDALE

4 BEDROOM HOME



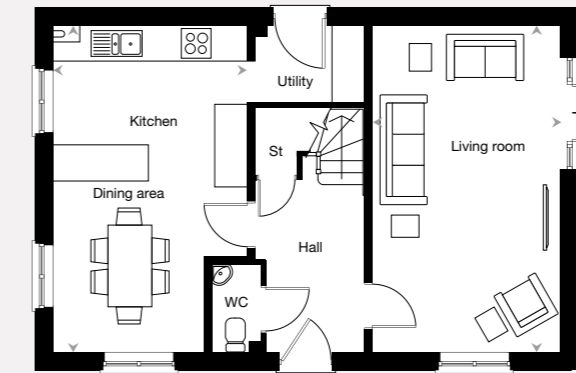
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# THE KENTDALE

The Kentdale is a 4 bedroom home perfect for growing families. The entrance hallway leads to a spacious kitchen/dining area and a dual aspect living room with double doors to the garden. Upstairs you will find bedroom 1 with an en suite shower room, two further double bedrooms and a well-proportioned fourth bedroom, as well as a family bathroom.

TOTAL 112 sq. m. / 1,205 sq. ft.

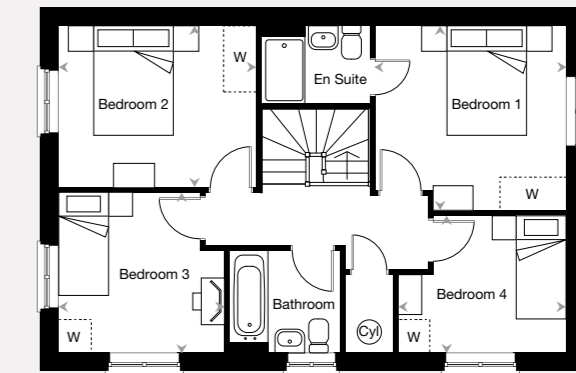
### GROUND FLOOR



**Kitchen/Dining Area**  
6.03m x 3.58m    19'9" x 11'9"

**Living Room**  
6.03m x 3.46m    19'9" x 11'4"

### FIRST FLOOR



**Bedroom 1**  
3.52m x 3.40m    11'7" x 11'2"

**Bedroom 2**  
3.64m x 2.99m    11'11" x 9'10"

**Bedroom 3**  
3.05m x 2.95m    10'0" x 9'8"

**Bedroom 4**  
3.09m x 2.54m    10'2" x 8'4"

**Key**  
Cyl – Cylinder Cupboard  
St – Storage  
W – Indicative Wardrobe Position  
WC – Cloakroom

Plots: 452\*, 454, 464\*, 470, 494 & 502

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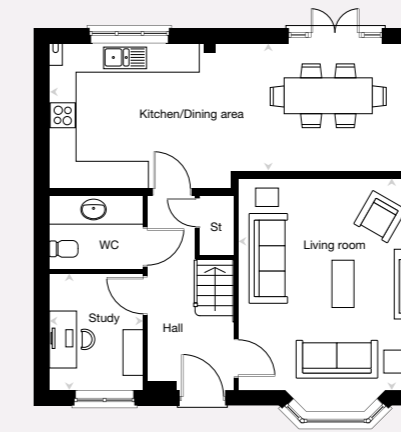
Taylor Wimpey  
**THE SHELFORD**  
 4 BEDROOM HOME

# THE SHELFORD

A traditional 4 bedroom family home, perfect for day-to-day living as well as relaxing and entertaining. The central hallway leads to a spacious kitchen/dining area with double doors to the rear garden maximising the natural light and views outside. A living room and separate study are at the front of the property, while upstairs you will find bedroom 1 with en suite and three further double bedrooms, along with a family bathroom.

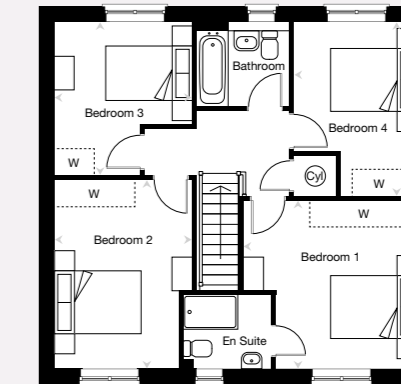
**TOTAL 126.4 sq. m. / 1,360 sq. ft.**

### GROUND FLOOR



<b>Kitchen/Dining Area</b>	8.10m x 3.24m	26'6" x 10'8"
<b>Living Room</b>	4.74m x 3.88m	15'7" x 12'9"
<b>Study</b>	2.61m x 2.10m	8'7" x 6'11"

### FIRST FLOOR



<b>Bedroom 1</b>	3.88m x 3.76m	12'9" x 12'4"
<b>Bedroom 2</b>	4.22m x 3.07m	13'10" x 10'1"
<b>Bedroom 3</b>	3.43m x 3.09m	11'3" x 10'2"
<b>Bedroom 4</b>	3.89m x 2.75m	12'9" x 9'0"

**Key**  
 Cyl – Cylinder Cupboard  
 St – Storage  
 W – Indicative Wardrobe Position  
 WC – Cloakroom

**Plots:** 466, 467\*, 471, 474\*, 478\* & 482

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Taylor Wimpey

# THE LANGDALE

4 BEDROOM HOME



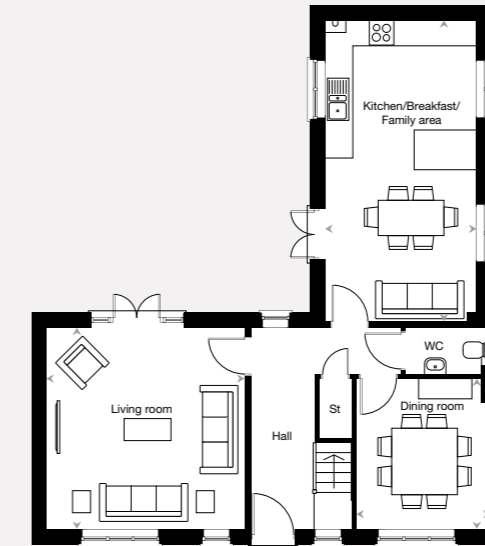
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# THE LANGDALE

The 4 bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and a spacious kitchen/breakfast/family area both open through double doors to the rear garden. A separate dining room, a useful guest cloakroom and a storage cupboard complete the ground floor layout. Bedroom 1 with en suite is found on the first floor, along with three further double bedrooms and a family bathroom.

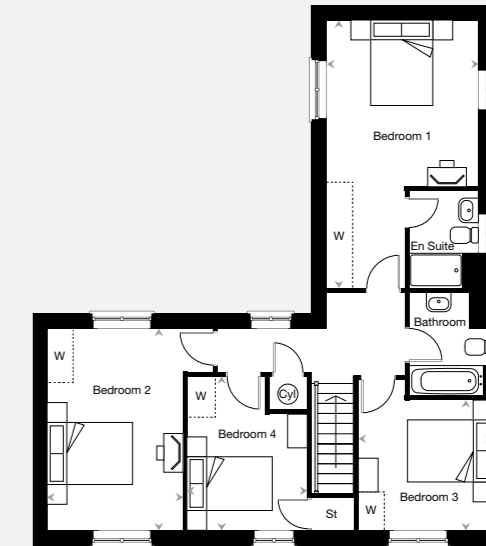
TOTAL 140 sq. m. / 1,507 sq. ft.

## GROUND FLOOR



<b>Kitchen/Breakfast/Family Area</b>	6.83m x 3.44m	22'5" x 11'3"
<b>Living Room</b>	4.57m x 4.50m	15'0" x 14'9"
<b>Dining room</b>	3.41m x 3.05m	11'2" x 10'0"

## FIRST FLOOR



<b>Bedroom 1</b>	6.08m x 3.44m	19'11" x 11'3"
<b>Bedroom 2</b>	4.57m x 3.08m	15'0" x 10'1"
<b>Bedroom 3</b>	3.05m x 2.94m	10'0" x 9'8"
<b>Bedroom 4</b>	3.48m x 2.68m	11'5" x 8'10"

**Key**  
 Cyl – Cylinder Cupboard  
 St – Storage  
 W – Indicative Wardrobe Position  
 WC – Cloakroom

Plot: 458, 473, 477, 495\*, 500 & 505\*

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. \*Plots are handed to floorplan. 45033/June 2021.

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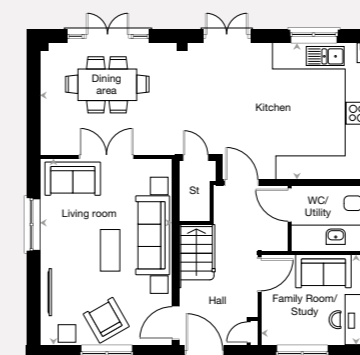
Taylor Wimpey  
**THE GARRTON**  
 5 BEDROOM HOME

# THE GARRTON

Offering accommodation across three storeys, the 5 bedroom Garrton is made for the demands of family living. The ground floor door is home to the living room, study and the full-width kitchen/dining area with double doors to the garden. The first floor features bedroom 1 with en suite shower room and dressing area, two further bedrooms and the family bathroom. On the second floor are two more bedrooms and a shower room.

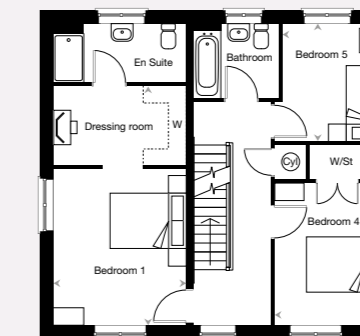
**TOTAL 166 sq. m. / 1,787 sq. ft.**

### GROUND FLOOR



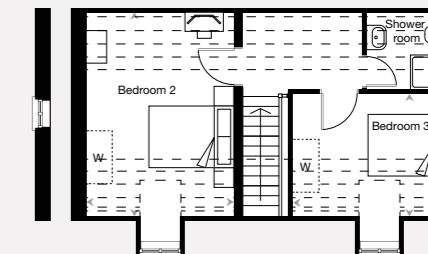
<b>Kitchen/Dining Area</b>	8.34m x 3.46m	27'4" x 11'4"
<b>Living Room</b>	4.75m x 3.35m	15'7" x 11'0"
<b>Family Room/Study</b>	2.73m x 2.31m	9'0" x 7'7"

### FIRST FLOOR



<b>Bedroom 1</b>	5.99m x 3.34m	19'8" x 11'0"
<b>Bedroom 4</b>	3.62m x 2.75m	11'11" x 9'0"
<b>Bedroom 5</b>	2.98m x 2.55m	9'9" x 8'4"

### SECOND FLOOR



<b>Bedroom 2</b>	4.59m x 3.37m	15'1" x 11'1"
<b>Bedroom 3</b>	3.65m x 2.78m	12'0" x 9'2"

**Key**  
 Cyl – Cylinder Cupboard  
 W – Indicative Wardrobe Position  
 W/St – Wardrobe/Storage  
 WC – Cloakroom  
 --- – Restricted headroom

**Plots:** 457\*, 472, 487, 501 & 510

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# AMBER HOUSE

2 BEDROOM APARTMENTS

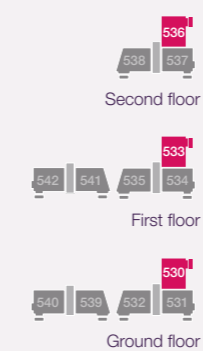
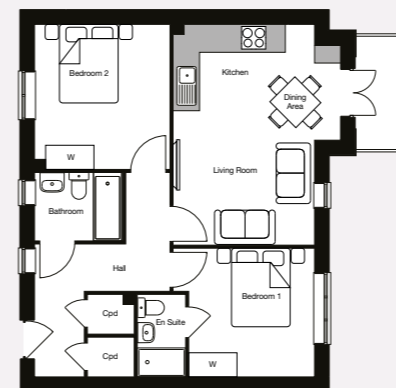


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# AMBER HOUSE

An exciting collection of stylish 2 bedroom apartments with modern layouts, perfect for busy, sociable lifestyles. All the new homes in Amber House come with a private balcony. The open-plan kitchen/living/dining areas make for the ideal space to entertain and bedroom 1 benefits from an en suite.

## PLOTS 530, 533 & 536



### Kitchen/Living/Dining Area

5.48m x 4.15m\* 18'0" x 13'8"\*\*

### Bedroom 1

3.51m\* x 3.19m\* 11'6"\*\* x 10'6"\*\*

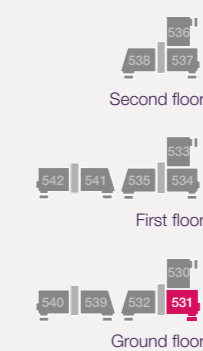
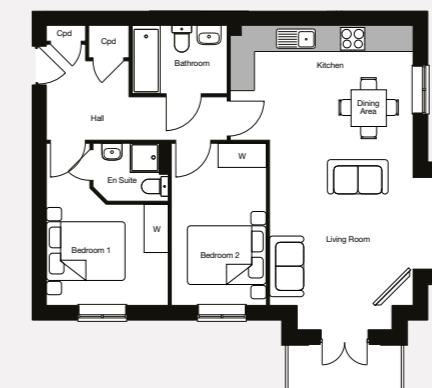
### Bedroom 2

3.60m x 3.36m 11'10" x 11'0"

### Total internal floor area

62.3 sq. m. 671 sq. ft.

## PLOT 531



### Kitchen/Living/Dining Area

7.55m\* x 4.53m\* 24'10"\*\* x 14'11"\*\*

### Bedroom 1

4.02m\* x 3.02m\* 13'2"\*\* x 9'11"\*\*

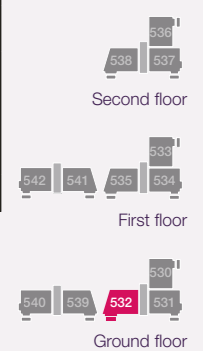
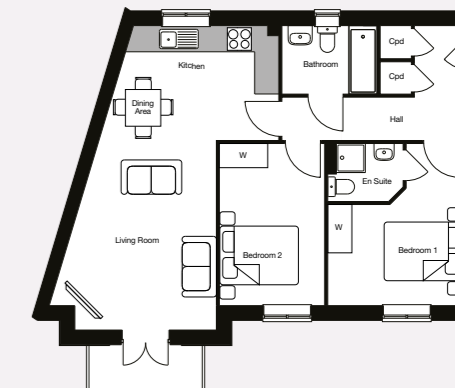
### Bedroom 2

4.02m x 2.36m 13'2" x 7'9"

### Total internal floor area

66 sq. m. 710 sq. ft.

## PLOT 532



### Kitchen/Living/Dining Area

7.55m\* x 4.14m\* 24'9"\*\* x 13'7"\*\*

### Bedroom 1

3.35m\* x 2.51m<sup>†</sup> 11'0"\* x 8'3"\*

### Bedroom 2

4.02m x 2.61m 13'2" x 8'7"

### Total internal floor area

66.2 sq. m. 712 sq. ft.

Key: Cpd – Cupboard W– Wardrobe

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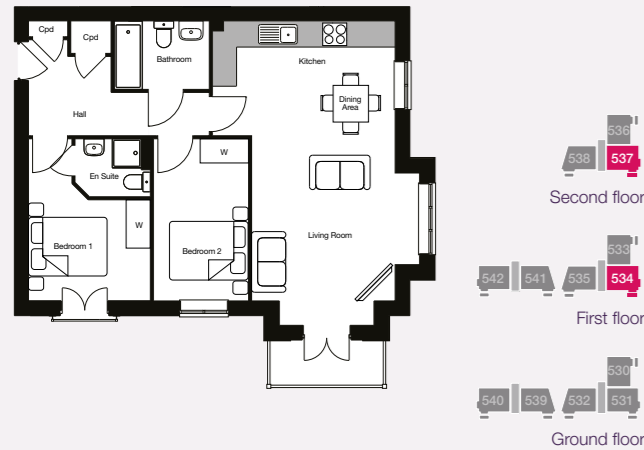
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# AMBER HOUSE

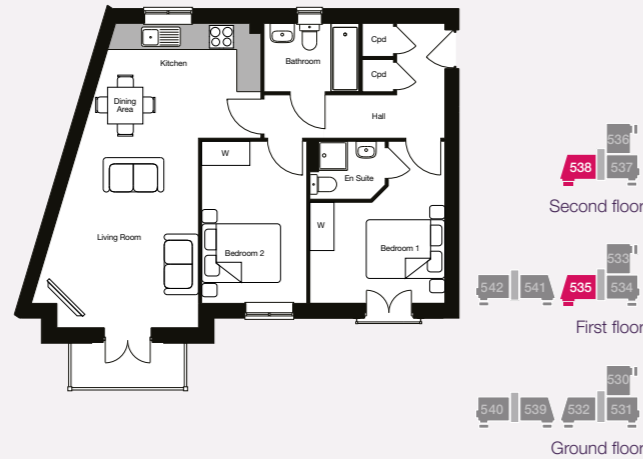
An exciting collection of stylish 2 bedroom apartments with modern layouts, perfect for busy, sociable lifestyles. All the new homes in Amber House come with a private balcony. The open-plan kitchen/living/dining areas make for the ideal space to entertain and bedroom 1 benefits from an en suite.

## PLOTS 534 & 537



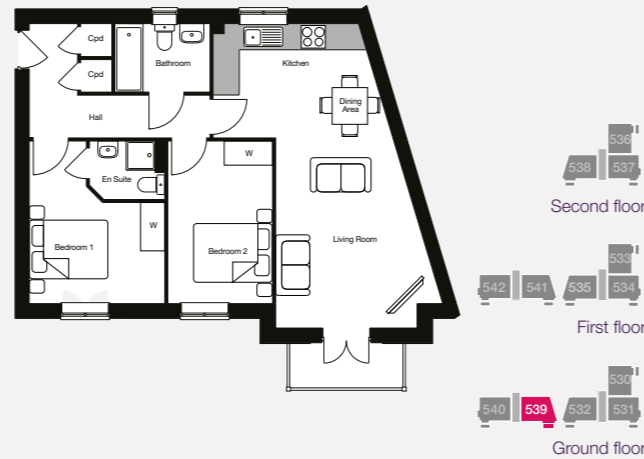
<b>Kitchen/Living/Dining Area</b>	7.55m* x 4.53m*	24'10"* x 14'11"*
<b>Bedroom 1</b>	4.02m* x 3.02m*	13'2"* x 9'11"*
<b>Bedroom 2</b>	4.02m x 2.36m	13'2" x 7'9"
<b>Total internal floor area</b>	66 sq. m.	710 sq. ft.

## PLOTS 535 & 538



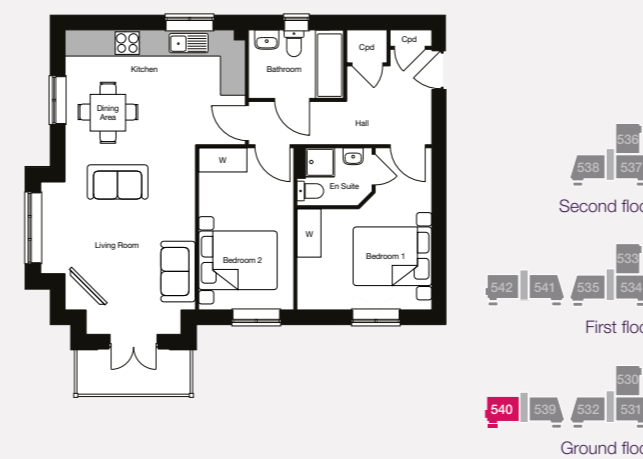
<b>Kitchen/Living/Dining Area</b>	7.55m* x 4.14m*	24'9"* x 13'7"*
<b>Bedroom 1</b>	3.35m* x 2.51m*	11'0"* x 8'3"*
<b>Bedroom 2</b>	4.02m x 2.61m	13'2" x 8'7"
<b>Total internal floor area</b>	66.2 sq. m.	712 sq. ft.

## PLOT 539



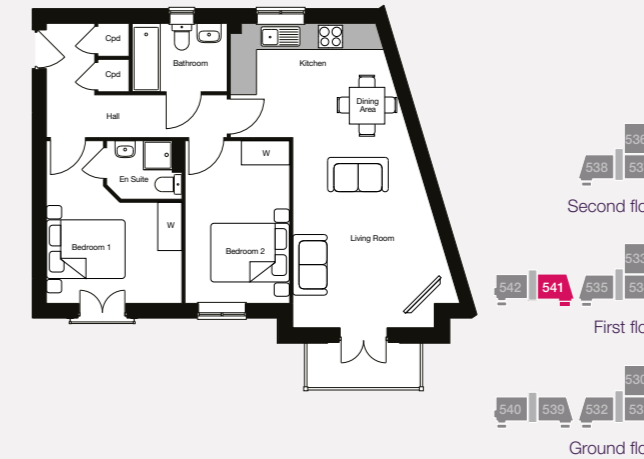
<b>Kitchen/Living/Dining Area</b>	7.55m* x 4.14m*	24'10"* x 13'7"*
<b>Bedroom 1</b>	4.03m* x 3.36m*	13'3"* x 11'0"*
<b>Bedroom 2</b>	4.03m x 2.60m	13'3" x 8'6"
<b>Total internal floor area</b>	66.2 sq. m.	712 sq. ft.

## PLOT 540



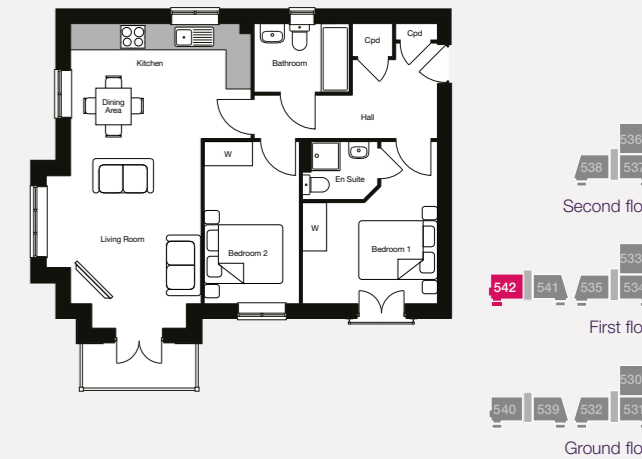
<b>Kitchen/Living/Dining Area</b>	7.55m* x 4.47m*	24'9"* x 14'8"*
<b>Bedroom 1</b>	4.02m* x 3.35m*	13'2"* x 11'0"*
<b>Bedroom 2</b>	4.02m x 2.36m	13'2" x 7'9"
<b>Total internal floor area</b>	66 sq. m.	710 sq. ft.

## PLOT 541



<b>Kitchen/Living/Dining Area</b>	7.55m* x 4.14m*	24'9"* x 13'7"*
<b>Bedroom 1</b>	4.03m* x 3.36m*	13'3"* x 11'0"*
<b>Bedroom 2</b>	4.03m x 2.60m	13'3" x 8'6"
<b>Total internal floor area</b>	66.2 sq. m.	712 sq. ft.

## PLOT 542



<b>Kitchen/Living/Dining Area</b>	7.55m* x 4.47m*	24'9"* x 14'8"*
<b>Bedroom 1</b>	4.02m* x 3.35m*	13'2"* x 11'0"*
<b>Bedroom 2</b>	4.02m x 2.36m	13'2" x 7'9"
<b>Total internal floor area</b>	66 sq. m.	710 sq. ft.

Key: Cpd – Cupboard W– Wardrobe

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Key: Cpd – Cupboard W– Wardrobe

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**Taylor Wimpey**



# BEECH HOUSE

2 BEDROOM APARTMENTS

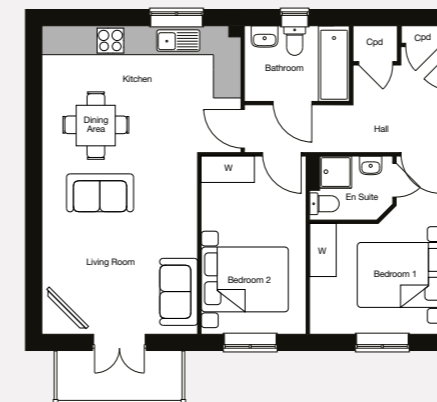


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# BEECH HOUSE

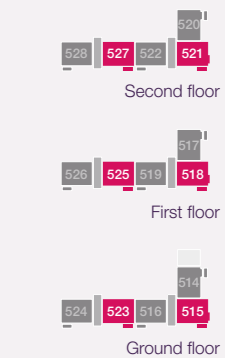
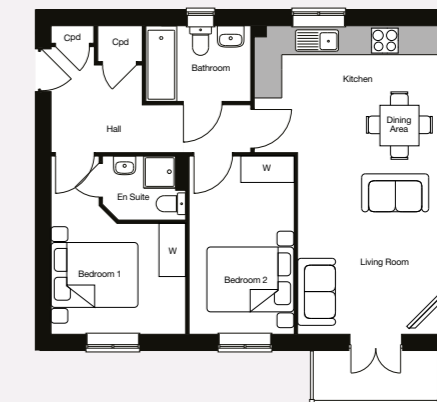
An exciting collection of stylish 2 bedroom apartments with modern layouts, perfect for busy, sociable lifestyles. All the new homes in Beech House come with a private balcony. The open-plan kitchen/living/dining areas make for the ideal space to entertain and bedroom 1 benefits from an en suite.

## PLOTS 516, 519, 522, 524, 526 & 528



<b>Kitchen/Living/Dining Area</b>	6.93m* x 4.47m*	22'8** x 14'8**
<b>Bedroom 1</b>	4.00m* x 3.02m*	13'2** x 9'11**
<b>Bedroom 2</b>	4.00m x 2.36m	13'2* x 7'9"
<b>Total internal floor area</b>	62.6 sq. m.	674 sq. ft.

## PLOTS 515, 518, 521, 523, 525 & 527



<b>Kitchen/Living/Dining Area</b>	6.93m* x 4.47m*	22'8** x 14'8**
<b>Bedroom 1</b>	4.00m* x 3.02m*	13'2** x 9'11**
<b>Bedroom 2</b>	4.00m x 2.36m	13'2* x 7'9"
<b>Total internal floor area</b>	63.7 sq. m.	686 sq. ft.

Key: Cpd – Cupboard W– Wardrobe

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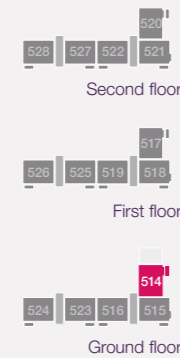
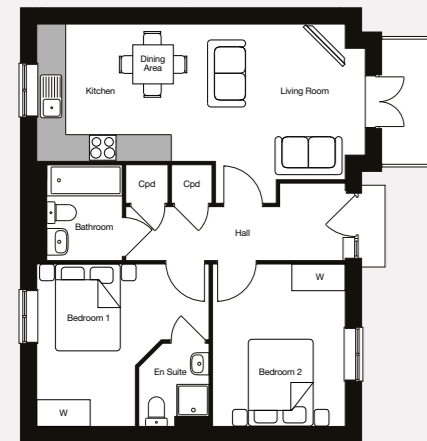
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# BEECH HOUSE

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## PLOT 514



### Kitchen/Living/Dining Area

7.38m<sup>2</sup> x 3.49m<sup>2</sup> 24'2" x 11'6"

### Bedroom 1

3.87m<sup>2</sup> x 3.65m<sup>2</sup> 12'8" x 12'0"

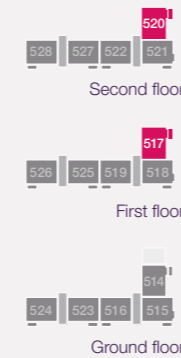
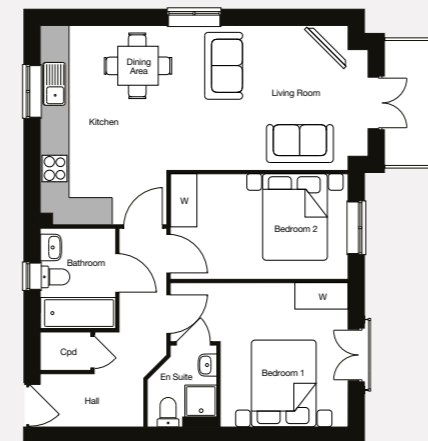
### Bedroom 2

3.65m x 2.98m 12'0" x 9'9"

### Total internal floor area

63.7 sq. m. 686 sq. ft.

## PLOTS 517 & 520



### Kitchen/Living/Dining Area

7.38m<sup>2</sup> x 4.48m<sup>2</sup> 24'2" x 14'9"

### Bedroom 1

4.00m<sup>2</sup> x 3.24m<sup>2</sup> 13'2" x 10'8"

### Bedroom 2

4.00m x 2.37m 13'2" x 7'10"

### Total internal floor area

63.7 sq. m. 686 sq. ft.



Key: Cpd – Cupboard W – Wardrobe

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or – 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Apartments on this development are leasehold. Please see a sales executive for details.\*Maximum dimensions. 45033/November 2020.

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# FROM LOOKING ROUND TO MOVING IN...





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## FROM MAIDENHEAD AND SLOUGH:

- From the M4 westwards – follow signs for The West
- Leave the motorway at Junction 11
- At the roundabout, take the first exit onto the A33 signposted Basingstoke
- Turn left onto Basingstoke Road
- Follow the signs for Spencers Wood and Swallowfield
- Turn left onto Hyde End Road signposted Shinfield, Arborfield and Wokingham
- Croft Gardens is on your left

## FROM BASINGSTOKE:

- Head north along the A33 following signs for Reading
- Join the B3349 signposted Swallowfield
- Turn right at Hyde End Road, signposted Shinfield, Arborfield and Wokingham
- Croft Gardens is on your left

